THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075 REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**. Brenda Norton Affiant Subscribed and sworn to before me, this **10th day of June, 2026**. Rebecca Moss Notary Public My commission expires: 6.29.27

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent Fisher and Angela Fisher **109 Clifton Court** **Nashville, TN 37138**	SAME AS GRANTEE	**063-04-0-016.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kimberly Lewelling, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Brent Fisher and Angela Fisher, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Clifton Place Lakewood, formerly Dupontonia, Tennessee, of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly A. Lewelling, unmarried by Warranty deed from April Smith Henry (f/k/a April Smith), a married woman of record in Instrument No. 20161020-0110917 Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October 20, 2016

Karen Johnson Davidson County
Batch# 1432626 DEEDWARR
06/11/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20260611-0052915

HE-2026-268

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **109 Clifton Court, Nashville, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **10th day of June, 2026.**

Kimberly Lewelling

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of June, 2026, before me personally appeared Kimberly Lewelling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2026.

Jacqueline G Brown

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-10-2026 **(date of document)**.

R Patrick Parker

Affiant Signature

6.10.26

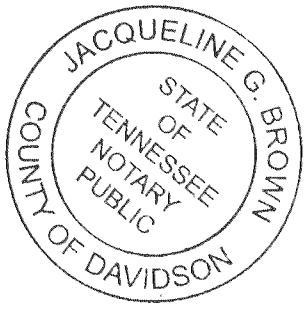
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 10 day of June, 20 26

Jacqueline G Brown

Notary's Signature
My Commission Expires: 11-5-2029



HE-2026-268